This Instrument Prepared By:
**Stokes & Bartholomew, P.A.**
424 Church Street, Suite 2800
Nashville TN 37219
Return to Box 50

BOOK 8561 PAGE 626

**ADDRESS NEW OWNER:**
John R. Grace and Sherri Lipton Grace
1211 Chickering Road
Nashville, Tn 37215

**SEND TAX BILL:**
*To Mortgagee*

**MORTGAGEE:**
Third National Bank in Nashville
201 Fourth Avenue North
Nashville, Tennessee 37244

**MAP AND PARCEL:**
MAP 130-14
GROUP
PARCEL 4

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Henry Denmark Bell, as Executor under the Estate of Madison S. Wigginton, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto John R. Grace and wife, Sherri Lipton Grace, hereinafter called the Grantee, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being the southerly part of Lot No. 38 on the Revised Plan of B. E. Woodard's Warner Park Subdivision, of record in Book 1130, page 87, and Book 1878, page 147, Register's Office for Davidson County, Tennessee.
>
> Said part of Lot No. 38 fronts 195 feet on the westerly side of Chickering Road, and runs back 365 feet, more or less, on the northerly line and 300 feet on the southerly line with the northerly margin of a 10 foot right of way to a dead line, measuring 201.7 feet thereon.
>
> Being the same property conveyed to Madison S. Wigginton by Quitclaim Deed from Georgia Weaver Wigginton, of record in Book 7020, page 236, Register's Office for Davidson County, Tennessee; the said Madison S. Wigginton having since died and his Will being of record in Will Book 176, page 241, Probate Court for Davidson County, Tennessee.

This is improved property known as 1211 Chickering Road, Nashville, TN 37215.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Taxes for 1992 a lien but not yet due and payable.

2. Restrictions of record in Book 1358, page 149, and Book 1357, page 600, as amended in Book 1643, page 633, Register's Office for Davidson County, Tennessee.

3. The Plan of record in Book 1130, page 87, said Register's

Office.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John R. Grace and wife, Sherri Lipton Grace, their heirs and assigns, forever; and I, Henry Denmark Bell, as Executor under the Estate of Madison S. Wigginton, do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 28th day of February, 1992.

Henry Denmark Bell Executor.
Henry Denmark Bell, as Executor under the Will of Madison S. Wigginton

8 8 0 9 2

IDENTIFICATION REFERENCE

FEB 28 3 15 PM '92

JOHN Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Henry Denmark Bell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Executor under the Will of Madison S. Wigginton, the maker or a constituent of the maker and is authorized by the maker or by its constitutent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand and official seal at Nashville, Tennessee, this the 28th day of February, 1992.

**R. L. Moore**
**NOTARY PUBLIC**

NOTARY PUBLIC

My Commission Expires: 11/21/92

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

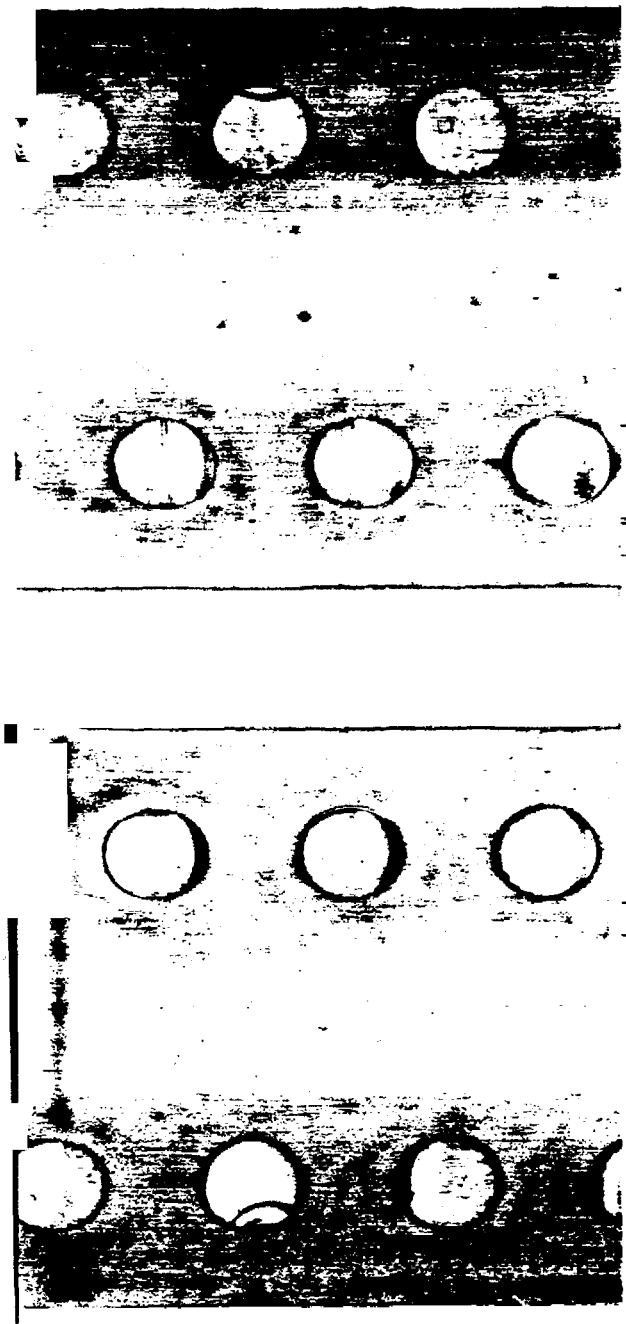
The actual value or consideration, whichever is greater, for this transfer is $ 288,575.00.

**AFFIANT**

Subscribed and sworn to before me
this 28th day of February, 1992.

**R. L. Moore**
**NOTARY PUBLIC**
My Commission Expires: 11/21/92

5628 02/28 0101 03CHECK 1074.82



**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | | CAMT 288575.00 |
| | | | | CON TX 1067.82 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 6.00 |
| | | | | TOTAL 1074.82 |
| | | | | CHECK 1074.82 |

02/28/92 01 15:15 0001 5628

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8.8.0.9.

IDENTIFICATION REFERENCE

FEB 28 3 15 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 506136